



Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:

Case No.: 00-09-004P

The Honorable Tony Armstrong
Mayor, City of Sparks
P.O. Box 857
Sparks, NV 89432-0857

Community: City of Sparks, Nevada
Community No.: 320021
Panels Affected: 32031C3005 E and 3010 E
Effective Date of **FEB 10 2000**
This Revision:

102-I-A-C

Dear Mayor Armstrong:

This responds to a request that the Federal Emergency Management Agency (FEMA) revise the effective Flood Insurance Rate Map (FIRM) for Washoe County, Nevada and Incorporated Areas (the effective FIRM for your community), in accordance with Part 65 of the National Flood Insurance Program (NFIP) regulations. In a letter dated September 28, 1999, Ms. Trina M. Magoon, P.E., Stantec Consulting, Inc., requested that FEMA revise the FIRM to show the effects of construction of a flood-control system and placement of fill in Spanish Springs Canyon in the vicinity of the Wingfield Springs development. Although the area covered by this request is shown on the effective FIRM as within the unincorporated areas of Washoe County, it was annexed by the City of Sparks.

All data required to complete our review of this request were submitted with letters from Ms. Magoon.

We have completed our review of the submitted data and the flood data shown on the effective FIRM and Flood Insurance Study (FIS) report. We have revised the FIRM to modify the elevations, floodplain boundary delineations, and zone designations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) within the Wingfield Springs development. As a result of the modifications, a base flood elevation (BFE) was established for Lake L within the development, and the width of the Special Flood Hazard Area (SFHA), the area that would be inundated by the base flood, increased in some areas and decreased in other areas. The modifications are shown on the enclosed annotated copies of FIRM Panel(s) 32031C3005 E and 32031C3010 E.

This Letter of Map Revision (LOMR) also incorporates the determination of a November 5, 1997, LOMR (Case No. 97-09-691P) that affected the eastern portion of the Wingfield Springs project site. The BFE determination for the lake at the center of the project site and the BFE determination and SFHA boundary delineations for the pond and for the Wingfield Springs Channel segment upstream of the intersection of North Wingfield Parkway and Spanish Springs Road were not affected by the determination of this LOMR. Because of a typographical error on the November 5 LOMR, the BFEs presented for the pond and the lake were listed as 87 feet and 82 feet, respectively, referenced to the National Geodetic Vertical Datum of 1929 (NGVD). These values should have been listed as 4,487 feet and 4,482 feet NGVD, respectively, and were corrected. This LOMR hereby revises the above-referenced panel(s) of the effective FIRM dated September 30, 1994, and supersedes the November 5 LOMR.

The modifications are effective as of the date shown above. The map panel(s) as listed above and as modified by this letter will be used for all flood insurance policies and renewals issued for your community.

The following table is a partial listing of existing and modified BFEs:

Location	Existing BFE (feet)*	Modified BFE (feet)**
Approximately 1,500 feet west of intersection of North Wingfield Parkway and Spanish Springs Road (Lake L)	1	4,468
Approximately 2,500 feet northeast of intersection of Spanish Springs Road and North Wingfield Parkway	1	4,487
Approximately 1,500 feet north of intersection of Spanish Springs Road and North Wingfield Parkway	1	4,482

*Depth in feet above ground

**Referenced to the NGVD, rounded to the nearest whole foot

Public notification of the proposed modified BFEs will be given in the *Reno Gazette-Journal* on or about March 21 and March 28, 2000. A copy of this notification is enclosed. In addition, a notice of changes will be published in the *Federal Register*. Within 90 days of the second publication in the *Reno Gazette-Journal*, a citizen may request that FEMA reconsider the determination made by this LOMR. Any request for reconsideration must be based on scientific or technical data. All interested parties are on notice that, until the 90-day period elapses, the determination to modify the BFEs presented in this LOMR may itself be modified.

Because this LOMR will not be printed and distributed to primary users, such as local insurance agents and mortgage lenders, your community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LOMR throughout the community, so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information. We also encourage you to prepare a related article for publication in your community's local newspaper. This article should describe the assistance that officials of your community will give to interested persons by providing these data and interpreting the NFIP maps.

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This LOMR is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development, and for ensuring all necessary permits required by Federal or State law have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

The basis of this LOMR is, in whole or in part, a channel-modification/culvert project. NFIP regulations, as cited in Paragraph 60.3(b)(7), require that communities ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management regulations. Consequently, the ultimate responsibility for maintenance of the modified channel and culvert rests with your community.

This determination has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed minimum NFIP criteria. These criteria are the minimum and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM to which the regulations apply and the modifications described in this LOMR. Our records show that your community has met this requirement.

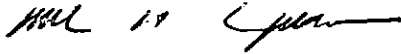
A Consultation Coordination Officer (CCO) has been designated to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Sally Ziolkowski
Director, Mitigation Division
Federal Emergency Management Agency, Region IX
The Presidio of San Francisco, Building 105
San Francisco, California 94129-1250
(415) 923-7177

FEMA makes flood insurance available in participating communities; in addition, we encourage communities to develop their own loss reduction and prevention programs. Through our *Project Impact: Building A Disaster Resistant Community* initiative, developed by FEMA Director James Lee Witt, we seek to focus the energy of businesses, citizens, and communities in the United States on the importance of reducing their susceptibility to the impact of all natural disasters, including floods, hurricanes, severe storms, earthquakes, and wildfires. Natural hazard mitigation is most effective when it is planned for and implemented at the local level, by the entities who are most knowledgeable of local conditions and whose economic stability and safety are at stake. For your information, we are enclosing a copy of a pamphlet describing this nationwide initiative. For additional information on *Project Impact*, please visit our Web site at www.fema.gov.

If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please contact the CCO for your community at the telephone number cited above. If you have any questions regarding this LOMR, please contact the FEMA Map Assistance Center, toll free, at 1-877-FEMA MAP (1-877-336-2627).

Sincerely,



Max H. Yuan, P.E., Project Engineer
Hazards Study Branch
Mitigation Directorate

For: Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

Enclosure(s)

cc: Mr. Neil Krutz, P.E.
Engineering Services Manager
Development and Operations
Public Works
City of Sparks

Ms. Trina M. Magoon, P.E.
Stantec Consulting, Inc.

CHANGES ARE MADE IN DETERMINATIONS OF BASE FLOOD ELEVATIONS FOR THE CITY OF SPARKS, WASHOE COUNTY, NEVADA, UNDER THE NATIONAL FLOOD INSURANCE PROGRAM

On September 30, 1994, the Federal Emergency Management Agency identified Special Flood Hazard Areas (SFHAs) in the City of Sparks, Washoe County, Nevada, through issuance of a Flood Insurance Rate Map (FIRM). The Mitigation Directorate has determined that modification of the elevations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) for certain locations in this community is appropriate. The modified base flood elevations (BFEs) revise the FIRM for the community.

The changes are being made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65.

A hydraulic analysis was performed to incorporate revised topographic information and has resulted in increases and decreases in SFHA width and decreased BFEs in the vicinity of the Wingfield Springs development. The table below is a partial listing of existing and modified BFEs.

Location	Existing BFE (feet)*	Modified BFE (feet)**
Approximately 1,500 feet west of intersection of North Wingfield Parkway and Spanish Springs Road (Lake L)	1	4,468
Approximately 2,500 feet northeast of intersection of Spanish Springs Road and North Wingfield Parkway	1	4,487
Approximately 1,500 feet north of intersection of Spanish Springs Road and North Wingfield Parkway	1	4,482

*Depth in feet above ground

**National Geodetic Vertical Datum, rounded to nearest whole foot

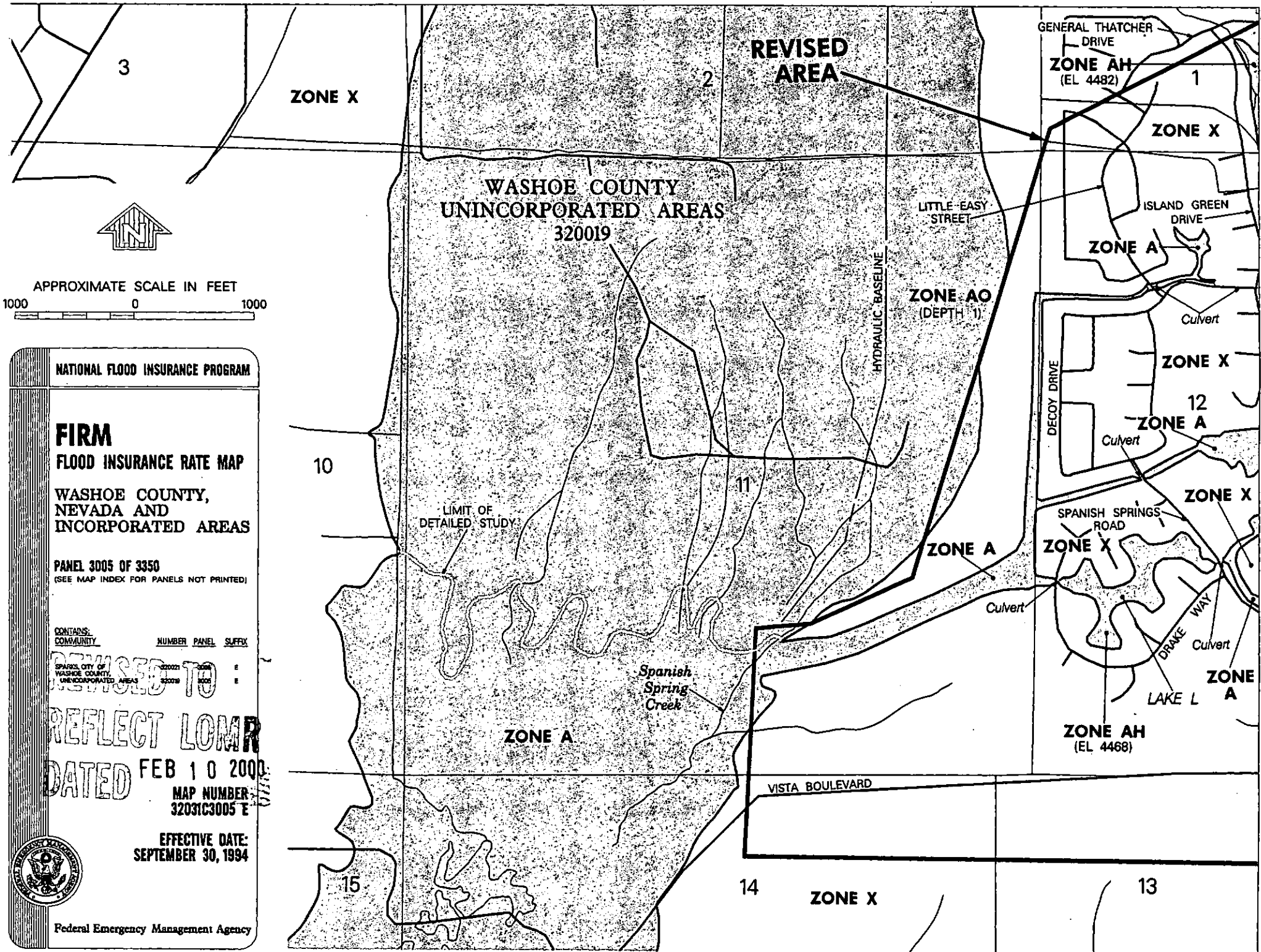
Under the above-mentioned Acts of 1968 and 1973, the Mitigation Directorate must develop criteria for floodplain management. To participate in the National Flood Insurance Program (NFIP), the community must use the modified BFEs to administer the floodplain management measures of the NFIP. These modified BFEs will also be used to calculate the appropriate flood insurance premium rates for new buildings and their contents and for the second layer of insurance on existing buildings and contents.

Upon the second publication of notice of these changes in this newspaper, any person has 90 days in which he or she can request, through the Chief Executive Officer of the community, that the Mitigation Directorate reconsider the determination. Any request for reconsideration must be based on knowledge

of changed conditions or new scientific or technical data. All interested parties are on notice that until the 90-day period elapses, the Mitigation Directorate's determination to modify the BFEs may itself be changed.

Any person having knowledge or wishing to comment on these changes should immediately notify:

The Honorable Tony Armstrong
Mayor, City of Sparks
P.O. Box 857
Sparks, Nevada 89432-0857



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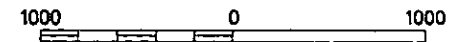
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WASHOE COUNTY UNINCORPORATED AREAS 320019

REVISED AREA



APPROXIMATE SCALE IN FEET



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

WASHOE COUNTY,
NEVADA AND
INCORPORATED AREAS

PANEL 3010 OF 3350
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:
COMMUNITY

NUMBER PANEL SUFFIX

WASHOE COUNTY,
UNINCORPORATED AREAS 320019

**REVISED TO
REFLECT LOMR
DATED FEB 10 2000
MAP NUMBER
32031C3010 E**

EFFECTIVE DATE:
SEPTEMBER 30, 1994



Federal Emergency Management Agency

JOINS PANEL 3005

